

PB# 94-7

**Anthony's Pier 9
(Discussion)**

37-1-31.1

DISCUSSION
only

Approved 3/9/94

3/19/94

Letter file # 94-7 was issued
for filing paperwork as discussed at
the 3/19/94 Planning Board Meeting

See enclosed minutes of 3/19/94 meeting

Myra Mason

RESULTS OF P.B. MEETING

DATE: March 9, 1994

94-7
Discussion

PROJECT NAME: Anthony's Pier 9 PROJECT NUMBER _____

LEAD AGENCY:

* NEGATIVE DEC:

M)___ S)___ VOTE:A___ N___

* M)___ S)___ VOTE:A___ N___

CARRIED: YES___ NO___

* CARRIED: YES:___ NO___

PUBLIC HEARING: M)___ S)___ VOTE:A___ N___

WAIVED: YES___ NO___

SEND TO OR. CO. PLANNING: M)___ S)___ VOTE:A___ N___ YES___ NO___

SEND TO DEPT. OF TRANSPORT: M)___ S)___ VOTE:A___ N___ YES___ NO___

DISAPP: REFER TO Z.B.A.: M)___ S)___ VOTE:A___ N___ YES___ NO___

RETURN TO WORK SHOP: YES___ NO___

APPROVAL:

M)___ S)___ VOTE:A___ N___ APPROVED:_____

M)___ S)___ VOTE:A___ N___ APPR. CONDITIONALLY:_____

NEED NEW PLANS: YES___ NO___

DISCUSSION/APPROVAL CONDITIONS:_____

No problem

March 9, 1994

94-7

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ANTHONY'S PIER 9 - RT. 9W

Marshall Rosenblum appeared before the board for Anthony's Pier 9 with Joe Bonura.

MR. VAN LEEUWEN: What are you going to build now?

MR. BONURA: Now we're going to build nothing. I purchased two parcels of land taking the property down to Caesar's Lane, approximately 5 more acres and what I want to do is put a shale parking lot down there for employee parking overflow parking, and I'd like to possibly do some landscaping down there to maybe take some pictures, brides have a little area down there to take pictures. I want to come through here and have a driveway come down from this piece down to there and that is all I want to do.

MR. PETRO: Joe, the first thing that comes to mind I mean very first thing would be the contour of the property, it's on a hill, how are you going to step it again?

MR. EDSALL: One of the things, the reason why they are in here on discussion and concept of what they are proposing is I guess best way to explain it, we didn't know what to do with them, they are not proposing anything that would affect their site plan approval. They are not proposing anything that if it was a single family residence or if somebody owned it, decided they wanted to put some shale and a gazebo to take pictures, that the Planning Board would have any jurisdiction or probably really wouldn't care. But because it's next to and is owned by an approved site plan facility, we wanted the Planning Board to decide, do they need a site plan application or not? Again, because it's limited to some overflow, not necessary parking and because it's a gazebo, which is really accessory, minor structure, we didn't know what to do with him so we asked him to come in to the board to decide.

MR. BONURA: We have no plans to build anything.

MR. PETRO: They really don't need Planning Board.

MR. VAN LEEUWEN: Anybody that owns a house can put a gazebo up.

MR. EDSALL: We felt a lot more comfortable and Joe felt comfortable because it's next to an approved site plan. It's going to be the same owner and somebody can say guess they put the overflow parking in and made some gazebo without anybody's approval. We felt more comfortable.

MR. VAN LEEUWEN: I don't see any problem.

MR. PETRO: You're not doing any blacktopping?

MR. BONURA: No.

MR. PETRO: Already has all the required spaces needed without this.

MR. EDSALL: It does not affect his site plan approval.

MR. VAN LEEUWEN: I think that he came here is great.

MR. EDSALL: It's a separate parcel as well which makes the cheese a little more binding because of the fact it's not even part of the approved site plan project or property.

MR. VAN LEEUWEN: How much land did you buy?

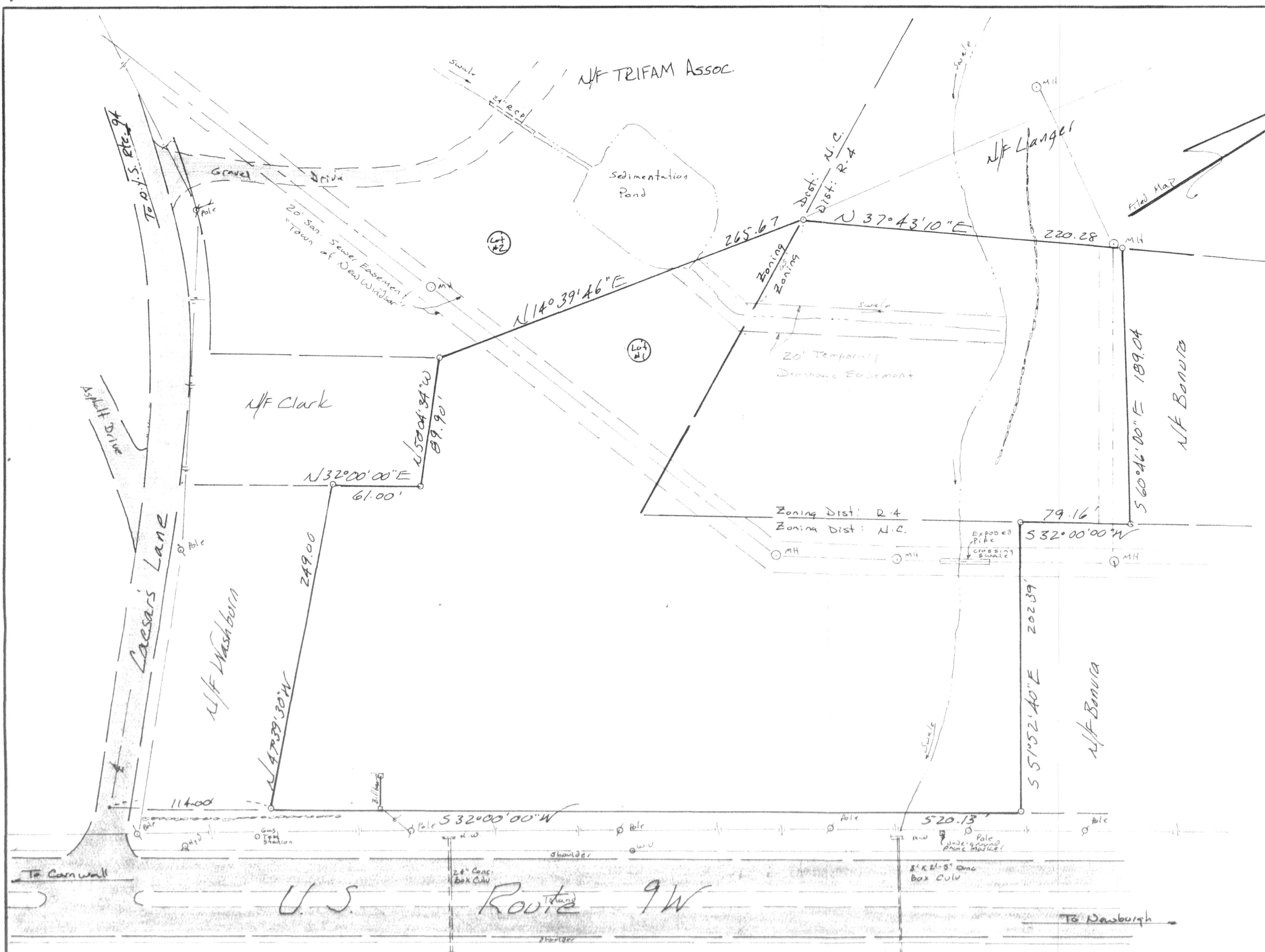
MR. BONURA: A little over 5 acres. I bought Washburn. I didn't buy Clark. This one, the big one is almost 5 and the little one is a little over a half.

MR. VAN LEEUWEN: You're helping the situation, I don't see what is wrong with it, as far as a gazebo is concerned. I know a lot of people that have it.

MR. BONURA: Everybody is also filing complaints against us and I just wanted to come in.

MR. VAN LEEUWEN: You have got no problem from me. You're helping the situation.

MR. PETRO: Thank you for coming.



Tax Map Data:
 Section: 37
 Block: 1
 Lot: 31.1

Deed Reference:
 Liber 2537, Page 1

Map Reference:
 Subdivision of Lands for
 TRIFAM ASSOCIATES,
 dated: April 10, 1990
 Filed: June 19, 1990
 Map# 9933
 Lot #1

Lot Area:
 4.442 acres

- Notes:
1. Subject to an existing Sanitary Sewer Easement To the Town of New Windsor.
 2. Subject to a 20 foot wide 'Temporary' Drainage easement for the outfall of a Sedimentation Pond used in a Gravel Mining Operation on the adjoining lot #2. Said easement will be null & void upon the completion of the mining operation.

To Alexandra Development, Inc.,
 TRIFAM Associates, Joseph Bonura and
 Fidelity National Title Insurance Company of New York
 certified to be a correct and accurate
 survey.

Nov. 4, 1993



Patrick T. Kennedy, L.S. 219 Quassaick Ave. New Windsor, New York		
SCALE 1"=50'	APPROVED BY	DRAWN BY
DATE Nov. 1, 1993		REVISED
Survey of Lands for Alexandra Development, Inc. Town of New Windsor Orange County New York		
LIC. NO. 19219		DRAWING NUMBER 23-249B

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's initial seal or his embossed seal shall be considered to be a true and correct copy.
3. Certifications and signatures shall signify that this is a true and correct copy of the original of this survey map, and that the surveyor is not aware of any fraud, error, or omission in the original of this survey map, and that the surveyor is not aware of any fraud, error, or omission in the original of this survey map, and that the surveyor is not aware of any fraud, error, or omission in the original of this survey map.
4. Underground improvements or encroachments, if any, are not shown hereon.